

TRANSFER  
TAX  
PAID

Doc # 2004026517  
Book 8092 Page 0336

WARRANTY DEED  
Joint Tenancy

66-20

**KNOW ALL MEN BY THESE PRESENTS** that We, THOMAS J. NALE and DONNA T. NALE, of Waterville, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by KOLIN A. VAN WINKLE and KATHLEEN L. VAN WINKLE of Augusta, County of Kennebec and State of Maine the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said KOLIN A. VAN WINKLE and KATHLEEN L. VAN WINKLE, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land with the buildings thereon, located in Waterville, County of Kennebec and State of Maine, situated on the westerly side of Country Way Road, being a homesite of a plan of "Country Way", a development for John E. Nale recorded in the Kennebec County Registry of Deeds, file no. D 87002, and dated June, 1986 and approved by the City of Waterville Planning Board on November 17, 1986, said homesite being bounded and described as follows, to wit:

Beginning at a steel pin on the westerly side of Country Way Road, said pin being at the northeasterly corner of homesite hereinafter described thence southerly and along the westerly side of Country Way Road, a distance of fifty-six and six tenths (56.6) feet, to a steel pin; thence southerly S 5° 33' W, a distance of two hundred eight-one (281.0) feet, to a steel pin; thence westerly N 80° 50' W, a distance of three hundred forty-eight and eight-tenths (348.8) feet, to a steel pin; thence northerly N 23° 43' E, a distance of three hundred fifty-three and seven tenths (353.7) feet, to a stone monument; thence easterly S 81° 46' E, a distance of two hundred sixteen and two tenths (216.2) feet, to the point of beginning.

Subject however to a certain easement granted to Central Maine Power Company by Kershaw E. Powell, recorded in Kennebec County Registry of Deeds, Book 1289, Page 30.

Also subject to the protective covenants as described in "Declaration of Protective Covenants- Country Way", dated April 21, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3334, Page 307.

Meaning and intending to convey the same premises conveyed to the within Grantors, Thomas J. Nale and Donna T. Nale, by warranty deed of Richard C. Nale, John E. Nale, Thomas J. Nale and Mark J. Nale, dated April 21, 1988 and recorded in Kennebec County Registry of Deeds, Book 3334, Page 313.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said KOLIN A. VAN WINKLE and KATHLEEN L. VAN WINKLE, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.


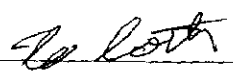
**AND** We do covenant with the said Grantees, their heirs and assigns that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantees to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said KOLIN A. VAN WINKLE and KATHLEEN L. VAN WINKLE, their heirs and assigns forever, against the lawful claims and demands of all persons.


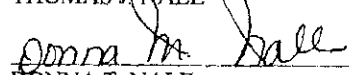
**IN WITNESS WHEREOF**, We, the said THOMAS J. NALE and DONNA T. NALE, joining in this deed as Grantor, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 26 day of August, A.D. 2004.

Strout & Payson

66-20

Signed, Sealed and Delivered  
in the presence of


  
THOMAS J. NALE  
  
DONNA T. NALE

State of Maine  
Kennebec, ss

Aug 26, 2004

Then personally appeared the above-named THOMAS J. NALE and DONNA T. NALE  
and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public, Attorney at Law  
RANDAL E. WATKINSON

Received Kennebec SS.  
08/26/2004 12:43PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS